



District 6 Advisory Board Agenda

Monday, May 8, 2023 • 6:30 p.m.

Evergreen Community Center & Library • 2601 N. Arkansas, Wichita, KS 67204

Virtual Meeting Option • Zoom and [Facebook Live](#)

Virtual Meeting Access Information

The public has the option to participate in DAB meetings virtually via the Zoom platform or to watch the meetings live on the [District 6 Facebook page](#). Zoom meeting details are listed below.

Join Zoom meeting on a computer, tablet, or smartphone

- Click on the link below and enter the meeting ID and passcode.
 - ✓ <https://us06web.zoom.us/j/86089207419?pwd=ZmwyZVBNaGE4Y3FqZ2VEbnhrMWhiQT09>
 - ✓ Meeting ID: 860 8920 7419
 - ✓ Passcode: 261623

Join Zoom meeting via telephone (audio only)

- +1 669 444 9171 US

Order of Business

1. Call to Order

- **Approval of Agenda** for May 8, 2023
- **Approval of Minutes** for April 10, 2023

<https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-10%20DAB%206%20Minutes.docx.pdf>

2. Wichita Fire Department

Staff will present District 6 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

3. Wichita Police Department

Community Policing Officers will present District 6 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

4. Wichita Public Library Report

Library Staff will report on events and programs at the Evergreen Branch Library and the Advanced Learning Library.

5. Public Works & Utilities Report

Public Works and Utilities Staff will give an update on District 6 projects.

Recommended Action: Receive and file.

.....

Public Agenda

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a three-minute time limit for each speaker.

6. Scheduled Items

There are no scheduled Public Agenda items this month.

7. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

.....

New Business

8. Preliminary Budget Overview: 2024-2025 Operating Budget and 2024-2033 Capital Improvement Program

The 2024-2025 Proposed Budget sets the service level priorities and projected expenditures for the City of Wichita. The 2024-2033 Proposed Capital Improvement Program sets priorities for capital investments for the next decade. The City Manager is in the process of coordinating the development of the 2024-2025 Proposed Budget and 2024-2033 Proposed Capital Improvement Program (CIP). Community input is being sought at District Advisory Board meetings in May prior to the 2024-2025 Proposed Budget and the 2024- 2033 Proposed Capital Improvement Program being finalized in June and July. Further input and discussion will be sought about prioritization of the budget and CIP. The Proposed Budget and CIP will be presented on July 11, 2023, after all input and discussion has been evaluated and recommended changes are made. Three public hearings will be held in August, including budget and CIP adoption on August 22, 2023.

Recommended Action: Provide comments regarding the 2024-2025 Proposed Budget and 2024-2033 Proposed Capital Improvement Program.

Agenda Item Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-05-08%20District%20Advisory%20Board%206%20Budget%20Agenda%20Report.docx.pdf>

9. CUP2023-00011

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a minor amendment to the Plaza West Community Unit Plan CUP DP-4 to amend General Provision 4 to reduce the minimum spacing between free-standing signs from 150 feet to 78 feet for Parcel 1C. The property is zoned LC Limited Commercial and is generally located on the west side of North West Street and within one-block south of West Central Avenue. In 2021, Parcel 1C was created to permit development of a new pad site in the existing parking area of Parcel 1A. Recently, a fast-food restaurant was constructed on Parcel 1C. As shown in Attachment 2, the proposed pole sign would be constructed approximately 78 feet south of the Plaza West Shopping Center's identification sign.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared, staff recommends the amendment to Parcel 1C of CUP DP-4 be **APPROVED** subject to the following conditions.

1. The reduction in sign separation shall apply only to the subject sign on Parcel 1C as shown on an approved site plan. All other signage shall conform the General Provisions of CUP DP-4.
2. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-4.
3. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

CUP2023-00011 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-05-08%20District%20Advisory%20Board%206%20CUP2023-00011%20MAPC%20Staff%20Report.docx.pdf>

10. CUP2023-00013 and ZON2023-00019

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting:

1. a zone change from GO General Office District and LC Limited Commercial District to GC General Commercial District; and
2. to establish the Meridian 53 Community Unit Plan CUP DP-361.

The subject site properties are a combined total of 24.85 acres in size, are zoned GO General Office District and LC Limited Commercial District and are generally located on the west side of North Meridian Avenue, within one-quarter mile south of West 53rd Street North. The applicant seeks to change the zoning on 22.73 acres of the land to GC General Commercial District and to establish the Meridian 53 CUP DP-361.

Zone Change

The applicant is requesting the zone change in order to allow higher intensity commercial uses on the subject site. As seen on the attached zoning map, only land immediately fronting both North Meridian Avenue and West 53rd Street are zoned LC Limited Commercial District. The remaining land internal to the subject site is zoned GO General Office District. The applicant is requesting to rezone 22.73 of the 24.85 acres to GC General Commercial. The portion of the site remaining GO General Office District is in the southwest corner of the site, which is a portion of platted Reserve A.

CUP DP-361

The proposed CUP includes Parcels 1 through 9. Parcels 1 and 2 are large parcels internal to the site

while Parcels 3 through 9 are smaller parcels fronting North Meridian Avenue and West 53rd Street North. Section III-C.2.b of the Unified Zoning Code (UZC) requires property owners to establish a CUP when property zoned LC or GC is six acres or greater. The CUP follows standard requirements with 35-foot setbacks along the arterials and parking is per Section IV-A of the UZC.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the zone change from GO General Office District and LC Limited Commercial District to GC General Commercial District and the establishment of the Meridian 53 CUP DP-361 be **APPROVED** subject to the following conditions:

1. The CUP text shall be amended in accordance with the following:
 - a. Land use distance requirements shall be based on the lot line to lot line distance between the parcel boundary and the lot line of a residential land use.
 - b. Night Club in the City and/or Entertainment Establishment shall be accessory uses to other uses permitted by the CUP.
 - c. Vehicle and Equipment Sales, Outdoor shall permit only the rental of vehicles and/or equipment as an accessory use to a principal use permitted by the CUP with typical uses to include automobile/truck rental, trailers, and/or moving trailer rental.
 - d. Include specific restrictions regarding the copy and graphics for EMCs when abutting or across the street from residential zoning.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

CUP2023-00013 and ZON2023-00019 Staff Report:

<https://www.wichita.gov/Council/DABAgendasMinutes/2023-05-08%20District%20Advisory%20Board%206%20CUP2023-00013%20and%20ZON2023-00019%20MAPC%20Staff%20Report.docx.pdf>

11. ZON2023-00012

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from LI Limited Industrial District and LC Limited Commercial District to TF-3 Two-Family Residential District for a 31.05-acre property generally located on the northeast corner of 29th Street North and West Street (3350 N. West Street).

The applicant intends to plat the property into 94 residential lots and develop it with duplexes. TF-3 Two-Family Residential District (TF-3) accommodates Single-Family and Two-Family residential development, some Multi-Family residential development (by Conditional Use approval), and some civic uses such as churches and schools. Should this request be approved, the site will be subject to the property development standards of the TF-3 Two-Family Residential District, outlined in Section III-B.6 of the Unified Zoning Code.

RECOMMENDATION: Based on the information available at the time the staff report was prepared, it is recommended that the application be **APPROVED**.

ZON2023-00012 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-05-08%20District%20Advisory%20Board%206%20ZON2023-00012%20MAPC%20Staff%20Report.pdf>

12. ZON2023-00015

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property generally located on the west side of North Elizabeth Avenue, within 150 feet south of West 2nd Street North (247 North Elizabeth Avenue). The subject site is 0.164 acres (7,143 square feet) in total. The applicant is requesting to construct a duplex. The subject site is currently undeveloped.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

ZON2023-00015 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-05-08%20District%20Advisory%20Board%206%20ZON2023-00015%20MAPC%20Staff%20Report.pdf>

13. PUD2023-00003

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from LI Limited Industrial District and GI General Industrial District to PUD Planned Unit Development to create the Love's Travel Stop Planned Unit Development (PUD #113). The site is approximately 19.18 acres in size and is generally located on the northwest corner of East 21st Street North and I-135. The proposed PUD would permit a travel/truck stop, overnight RV parking, and custom sign standards along I-135. The site consists of two parcels, Parcel 1 is located on the east side of North Cleveland Avenue and north of New York Avenue. Parcel 2 south of New York Avenue and abuts East 21st Street.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Love's Travel Stop Planned Unit Development PUD #113, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The RV campground shall comply with Title 26 of the Wichita Municipal Code.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #113 Love's Travel Stop Planned Unit Development) has special conditions for development on the property.
4. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

PUD2023-00003 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-05-08%20District%20Advisory%20Board%206%20PUD2023-00003%20MAPC%20Staff%20Report.pdf>

.....

Board Agenda

14. Updates, Issues, and Reports

Reports from the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

Recommended Action: Receive and file.

Adjournment

The next District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on June 12, 2023 at the Evergreen Community Center & Library, 2601 N. Arkansas, and Wichita, KS 67204. Residents also have the option to participate in DAB meetings virtually via Zoom or to watch them live on the [District 6 Facebook page](#). Visit the [District 6 webpage](#) for the most up-to date meeting information. The meeting agenda and supplemental documents are posted to the webpage the Wednesday prior to the upcoming meeting.
